



NEWINGTON TOWN PLAN AND ZONING COMMISSION

PUBLIC HEARING and REGULAR MEETING

Wednesday, January 22, 2014

Town Hall Conference Room L-101, Lower Level

131 Cedar Street, Newington, CT 06111

7:00 p.m.

REVISED A G E N D A

I. ROLL CALL AND SEATING OF ALTERNATES

II. APPROVAL OF AGENDA

III. PUBLIC HEARINGS:

- a. Petition #47-13: Zoning Text Amendment (New Section 6.15: Medical Marijuana). Town Plan and Zoning Commission, applicant. Continued from January 8, 2014.
- b. Petition #62-13: Zoning Text Amendment (Section 3.11.7: Fueling Station). Hayes-Kaufman Newington Associates LLC, applicant; Attorney Mark S. Shipman, 20 Batterson Park Road, Farmington CT, contact.

IV. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

V. REMARKS BY COMMISSIONERS

VI. MINUTES:

- a. December 11, 2013 (Special Meeting)
- b. December 11, 2013 (Regular Meeting)
- c. January 8, 2014

VII. NEW BUSINESS:

- a. Performance Bond for "Harvest Village" on Deming Street.
- b. Proposed LID Amendments to the Inland Wetlands and Watercourses Regulations

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2014 JAN 17 A 9:09

BY *Tanya D. Lane*
TOWN CLERK

VIII. OLD BUSINESS

- a. Petition #60-13: Special Exception (Section 6.13: Accessory Apartment) at 18 Homecrest Street. Miguel Braga, owner/applicant; Attorney Jessica Dornelas, 350 Silas Deane Highway, Wethersfield CT, contact.

IX. PETITIONS FOR PUBLIC HEARING SCHEDULING

- a. Petition #05-14: Special Exception (Section 3.2.8: Charitable and Civic Events) at Newington Municipal Parking Lot. Newington Kiwanis Club, applicant.

X. TOWN PLANNER REPORTS:

- a. Town Planner Report for January 22, 2014

XI. COMMUNICATIONS

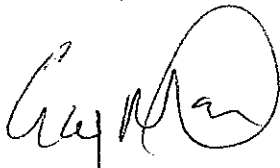
XII. PUBLIC PARTICIPATION (for items not listed on the Agenda; speakers limited to 2 minutes)

XIII. REMARKS BY COMMISSIONERS

XIV. CLOSING REMARKS BY THE CHAIRMAN

XV. ADJOURN

Submitted,

A handwritten signature in black ink, appearing to read 'Craig Minor', written over a horizontal line.

Craig Minor, AICP
Town Planner

PROPOSED

Medical Marijuana Dispensary and Production Zoning Regulations

Section 6.15 Medical Marijuana Dispensary and Production

6.15.1 Purpose. The purpose of this section is to regulate the location and operation of medical marijuana dispensary facilities and production facilities. The intent of these regulations is to minimize any adverse impacts of such facilities, and to protect and preserve Newington's neighborhoods, commercial districts, property values and quality of life.

6.15.2 Definitions. For use in this section of the Regulations:

A. "Dispensary facility" means a place of business where medical marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility permit under Public Act 12-55 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies.

B. "Production facility" means a secure, indoor facility where the production of medical marijuana occurs and is operated by a person to whom the Connecticut Department of Consumer Protection has issued a production facility permit under Public Act 12-55 and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies.

6.15.3 Applicability:

A. Medical marijuana dispensary facilities and production facilities shall be permitted only in the following zone, subject to special exception approval in accordance with Section 5.2 of these Regulations, site plan approval in accordance with Section 5.3 of these Regulations, and the requirements of this section:

1. I Industrial Zone

6.15.4 Separation Requirements. Uses identified in this section shall be subject to the following separation restrictions:

A. No medical marijuana dispensary facility or production facility shall be allowed within 1,000 feet of a church, temple or other place used primarily for religious worship, public building, private recreation area, or a school, playground, park or child day care facility;

B. No medical marijuana dispensary facility or production facility shall be allowed within 1,000 feet of any other site containing a medical marijuana dispensary facility or production facility;

C. No medical marijuana dispensary facility or production facility shall be allowed on a site that is less than 1,000 feet from any property that is zoned for single-family residential use as a permitted use;

D. No medical marijuana dispensary facility or production facility shall be allowed within the same building, structure or portion thereof that is used for residential purposes;

E. All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

6.15.5 Sign and exterior display requirements:

A. Exterior signage shall be restricted to a single sign no larger than 16" x 18". No graphics of any kind will be allowed, and the text will be limited to the street address of the facility.

6.15.6 Off-Street Parking requirements:

A. Required off-street parking shall be in compliance with Section 6.1 of these regulations.

6.15.7 Security Requirements:

A. All medical marijuana dispensary facilities and production facilities shall have an adequate security system to prevent and detect diversion, theft or loss of marijuana utilizing commercial grade equipment meeting at least the minimum requirements of Sec. 21a-408-62 of the State of Connecticut Regulations;

B. The hours of operation for medical marijuana dispensary facilities and production facilities shall be limited to between 7:00 a.m. and 5:00 p.m., all days of the week.

6.15.8 Conditional Approval:

A. Special Exceptions shall be approved with the condition that the applicant obtains the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection (or other State agency as regulatory changes occur);

B. The conditional approval shall become finalized upon the receipt by the Town Planner of a copy of the Department of Consumer Protection-issued permit;

C. The conditional approval shall expire if the applicant fails to provide the Town Planner with a copy of the Department of Consumer Protection-issued permit within six months of the date of the TPZ's conditional approval.

1. A six month extension of such conditional approval shall be granted to the applicant upon written notification to the Town Planner that an application for a Department of Consumer Protection permit has been filed, indicating the expected decision date of the Department of Consumer Protection permit.

6.15.9 Connecticut Department of Consumer Protection Approval:

A. The applicant shall provide the Town Plan and Zoning Commission with a copy of the appropriate Dispensary or Production Facility permit issued by the State of Connecticut Department of Consumer Protection, and any subsequent renewed permit.

STAFF REPORT
Medical Marijuana Zoning Amendment

January 15, 2014

Petition #47-13

**Text Amendment for New Section 6.15 (Medical Marijuana Dispensing and Production)
Town Plan and Zoning Commission, applicant**

Description of Petition #47-13:

The Connecticut legislature recently adopted Public Act 12-55, which allows the production (growing and processing) and the dispensing of medical marijuana after obtaining the appropriate license from the Connecticut Department of Consumer Protection. Patients who are receiving treatment for a debilitating medical condition (cancer, glaucoma, HIV/AIDS, Parkinson's disease, multiple sclerosis, damage to the spinal cord, epilepsy, cachexia, wasting syndrome, Crohn's disease, and PTSD) will be able to register with the State and purchase medical marijuana from a licensed dispensary.

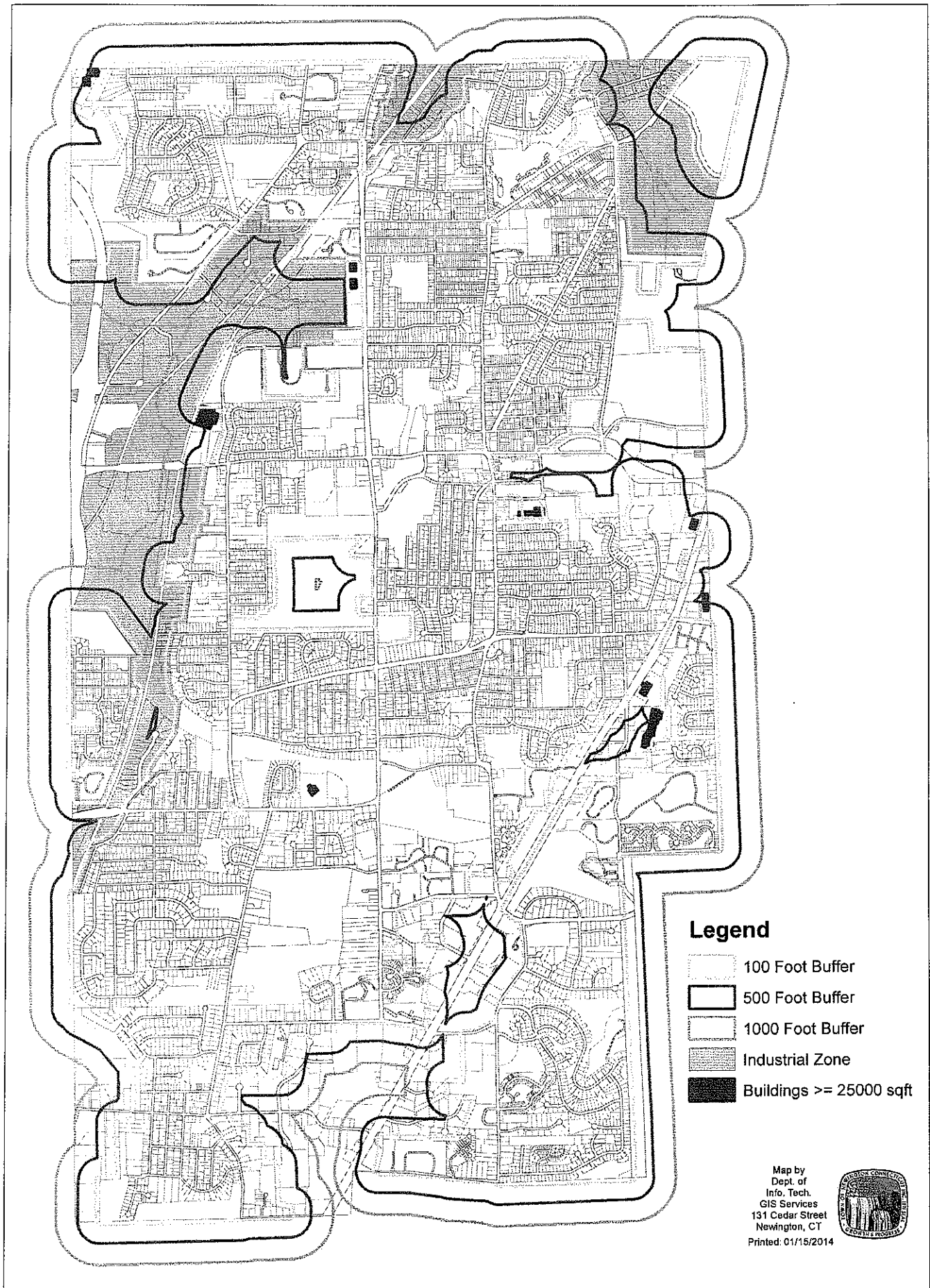
Newington's zoning regulations are silent on the production and dispensing of medical marijuana, so a zoning amendment has been proposed by TPZ to regulate medical marijuana production and dispensing in Newington.

Town Planner Comments:

As requested by TPZ at the previous hearing, I asked the GIS department to prepare a map showing all Industrial-zoned parcels, with a 100 ft, 500 ft, and 1000 ft setback from residential zone boundaries and churches, schools and playgrounds. The original map is much larger and in color and easier to read than the black and white copy in the agenda package.

cc:
file

Medical Marijuana Buffer Zones



The Applicant proposes an amendment to Section 3.11.7 of the Zoning Regulations of the Town of Newington in order to provide a Special Exception "Fueling Station" use to permit a Fueling Station on property either within or adjacent to a Shopping Center, both properties being in a B Business Zone within a Shopping Center in the B Business Zone.

All additions are shown in bold italic. No deletions have been made except for renumbering.

Section 3.11.7 is hereby amended as follows:

3.11.7 A Fueling Station located within, ***or on property adjacent to*** a Shopping Center and subject to the following requirements:

- (a) Shopping Center shall have a principal building containing a Supermarket Grocery Store occupying not less than sixty thousand (60,000) square feet as its Principal Tenant.
- (b) ***The Fueling Station must be on the Shopping Center Premises or it must be on property abuts and is adjacent to the Shopping Center.***
- (c) Principal Tenant must be the beneficiary of the Special Permit
- (d) Any Special Permit shall be subject to all of the provisions of Section 5.2 of these Regulations;
- (e) The Fueling Station shall be serviced by a building containing not more than two hundred (200) square feet.
- (f) The sale of products shall be limited to gasoline, diesel fuel, fuel oil in enclosed containers, antifreeze, natural gas for use in an internal combustion engine, electricity used to power motor vehicles and compressed air for filling tires.
- (g) No other products may be sold on the premises other than as may be sold through vending machines which shall be located inside the building.
- (h) There shall be no repairs or vehicle maintenance performed on the premises.
- (i) The location of the Fueling Station shall be subject to receipt of a Certificate of Approval in accordance with Section 6.11 ***excluding the provisions of Sections 6.11.6 and 6.11.8.***
- (j) No outside storage of any motor vehicles shall be permitted.

- (k) There shall be no outdoor display of merchandise, except that motor oil and other fluids for motor vehicles may be displayed on racks, designed therefore, immediately adjacent to the building.
- (l) Storage tanks for gasoline and other motor vehicle fuels shall be located underground in compliance with pertinent state and local codes and regulations.
- (m) There shall be no storage and or dumping of waste materials.
- (n) There shall be no sleeping quarters in the building.
- (o) The sign provisions of Section 6.2 shall apply.
- (p) There shall be no direct ingress or egress from or to any street or highway from the Fueling Station location. All ingress and egress shall be from within the shopping center over internal drives established for that purpose.
- (q) The architectural style and design of the Fueling Station building (including but not limited to the canopy over the pumps) shall be approved by the Commission and shall be compatible with the architectural style and design of the primary buildings of the Shopping Center of which it is to be a part.
- (q) In addition to the standards required pursuant to Section 5.2.6, the Commission shall also consider: whether the Fueling Station will increase competition and improve the pricing of fuel to consumers; whether it will have a favorable impact on local street traffic flow by virtue of its internal location; whether the fact that most of the customers will already be entering and exiting the roadway for other purchases at other retail units within the Shopping Center and not generating additional traffic; and whether there is a traffic signal at the intersection of the internal drive and the adjoining street to regulate traffic from the use.

January 9, 2014

TO: NEWINGTON PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2013-110: Proposed zoning regulation amendment pertaining to special exceptions to permit fueling stations on property either within or adjacent to shopping centers in the B Business zone.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. For sites located on a municipal border, we recommend that the town take into consideration the uses across municipal boundaries and that any more limiting/restrictive setback requirements, screening or restrictions on intensity of uses, particularly for sites bordering residential uses in neighboring towns, be applied so as to mitigate impacts across municipal borders.

Questions concerning this referral should be directed to Lynne Pike DiSanto.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. The public hearing date has been scheduled for 01/22/14.

DISTRIBUTION: Planner: Rocky Hill, Wethersfield, Hartford, West Hartford, Farmington, New Britain, Berlin, Central CT RPA

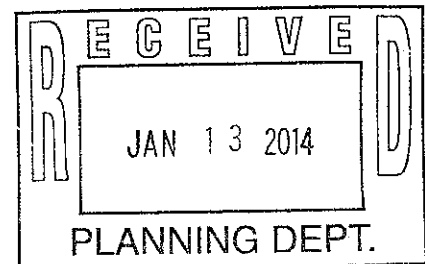
Respectfully submitted,

Sandra Bobowski, Chairman
Regional Planning Commission

Karl Robert Profe, Vice Chairman
Regional Planning Commission



Lynne Pike DiSanto, AICP
Senior Planner and Policy Analyst



STAFF REPORT
Shopping Center Fueling Station Text Amendment

January 15, 2014

Petition #62-13

Text Amendment to Section 3.11.7 (Shopping Center Fueling Station)

Hayes-Kaufman Newington Associates LLC, applicant; Attorney Mark S. Shipman, contact

Description of Petition #62-13:

The owners of the Stop & Shop plaza on Fenn Road would like to amend the zoning regulations for fueling stations in shopping centers. This amendment contains two provisions:

1. It would allow a fueling station on land that "abuts and is adjacent to" a shopping center, instead of only being on land that is "located within a shopping center".

2. A fueling station is a "motor vehicle service use" and therefore subject to Section 6.11. The applicant feels that the façade and minimum lot size requirements should not apply to a fueling station, so this amendment exempts fueling stations from Sec. 6.11.6 and 6.11.8:

6.11.6 The façade of the building shall be a combination of brick, split face block or dryvit. Wall signage shall be uniform in size, design and lighting. The architectural style and design shall provide for a good appearance and blend harmoniously with adjacent buildings, and shall be approved by the Commission.

6.11.8 The minimum lot area for a parcel containing an auto-related use or a motor vehicle service use shall not be less than one (1) acre. Such uses may be combined with other commercial uses when the total parcel size is not less than three (3) acres.

Town Planner Comments:

The "Shopping Center Fueling Station" regulation was adopted by TPZ in late 2011 at the request of this same applicant. At that time new gas stations were prohibited, and the minutes of the TPZ meetings indicate that it was an accommodation that the Commission members were receptive to because they had already decided to revisit and probably rescind that prohibition. I think the fueling station regulation should have been incorporated into the new Section 6.11 (auto-related uses) when Section 6.11 was adopted in early 2012, but I was new to Newington at the time and didn't know the history of auto-related uses so I didn't recommend it. If the Commission approves this amendment, I would recommend doing that.

The only item I question is in the current regulation: the maximum size limitation of 200 square feet. That seems rather large for what is essentially a kiosk to shelter one or two employees.

cc:
Attorney Mark Shipman
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: January 16, 2014
Re: Performance Bond for "Harvest Village" Residential Development

When the "Morningside" planned unit development on Deming Street was approved in 2010, it was approved with the stipulation that, should the original developers ever wish to sell the project, the buyers would have to be approved by TPZ. This did happen, and on October 10, 2012 "By Carrier" came before the Commission and was given permission to acquire the project.

At that same meeting By Carrier asked for a modification to the original site plan to add a temporary construction entrance, which was approved. They also presented a plan showing the project divided into four phases. They did not ask TPZ for retroactive approval of the project in phases; my understanding is that they simply submitted the phasing plan to show TPZ their intended sequence of construction.

By Carrier has now substantially completed the first ten units of this project ("Phase 1"), and would like to apply for Certificates of Occupancy. Section 5.3.5 of the zoning regulations requires incomplete portions of a project be bonded, and goes on to say that, "The developer, with the approval of the Commission, may install improvements in a portion of the plan and receive final acceptance of that portion only." Connecticut's Common Interest Ownership laws provide buyers in planned unit developments considerable protection and I am not concerned that By Carrier will fail to finish the project as approved, so I have no objection to TPZ allowing them to bond the project in phases.

As of this writing the Town Engineer has not completed his review of the proposed bond amount. I will have that for you at the meeting.

cc:
By Carrier
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: January 16, 2014
Re: **Proposed "Low Impact Development" Amendments to the Newington Inland Wetlands and Watercourse Regulations**

Section 427-4 of the Newington Town Ordinances requires the Conservation Commission to refer to TPZ any proposed amendment to its regulations. The Conservation Commission is in the process of adopting "Low Impact Development" regulations, as is the TPZ, so they have submitted a copy of the proposed amendment for the TPZ's review (attached).

I just received this yesterday, and as of this writing I have not reviewed Section 427-4 to determine what level of response is required. I will do that prior to the meeting and will advise you accordingly.

cc:
Town Engineer
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Office of Town Engineer

Christopher Greenlaw P.E.
Town Engineer

Memorandum

To: Craig Minor, Town Planner
From: Christopher Greenlaw, Town Engineer *CG*
Date: January 15, 2014
Re: Inland wetland regulations – Proposed Changes

At the Inland Wetland meeting of December 17, 2013, the Conservation Commission began preliminary discussion as to incorporating proposed Low Impact Development (L.I.D.) techniques and methods formally into the Town of Newington Inland Wetland Regulations. The Commission is on schedule to hold a public hearing on March 4th, 2014, regarding the revisions to the regulations. In accordance with Section §427-4 of the Town Ordinances, enclosed is a copy of the draft regulations being pursued by the Conservation Commission as it specifically relates to incorporating L.I.D. provisions within the regulations (changes in red). The Commission will review, integrate and submit necessary Legislative changes and updates as a future agenda item in the upcoming calendar year.

In an effort to expedite your review, the changes being pursued by the Commission are as follows:

1. On page 3, the "Definitions" have been modified to include the description of Low Impact Development (L.I.D.) techniques. The definition makes reference to the Stormwater Manual is available upon request.
2. On page 9 & 10, the Application Requirements were revised to incorporate L.I.D. techniques as a recommended example of erosion control, Management practice and/or mitigation effort. Page 10 is more of a formatting change, i.e. listing reference.
3. Page 14, Section 10, "consideration for decision" has had various sub-sections modified to include reference to "low impact development techniques"
4. Pages 21 & 22, Section 12, "Action by Duly Authorized Agent" re-format the description of the authorized agent of sub section 12.1. Section 12.2 is a similar effort that actually breaks the section material into (4) four separate sub section categories.

Please review the commissions proposed modifications at your earliest convenience prior to the proposed March 4th, 2014 Public Hearing. Should you desire to comment on the draft regulations, please forward any considerations to the Town of Newington, Conservation Commission, c/o Engineering Department, 131 Cedar Street, Newington Ct. 06111 or email Chris Greenlaw (Inland Wetland Agent) @ cgreenlaw@newingtonct.gov.

As always, should you have any questions please do not hesitate to contact me.

INLAND WETLANDS
AND
WATERCOURSES REGULATIONS
OF THE
TOWN OF NEWINGTON



Conservation Commission
Regulations

DRAFT - Suggested LID Revisions 01/09/14

Deletions are shown as bold with a strikethrough, e.g. ~~**sample**~~
Insertions are shown in brackets and in bold, e.g. [**bold**]

TABLE OF CONTENTS

Section 1 – Title and Authority	2
Section 2 - Definitions.....	3
Section 3 – Inventory of Inland Wetlands and Watercourses	6
Section 4 – Permitted Uses as of Right and Non-regulated Uses	6
Section 5 – Activities Regulated Exclusively by the Commissioner of Environmental Protection.....	8
Section 6 – Regulated Activities to be Licensed	8
Section 7 – Application Requirements.....	9
Section 8 – Application Procedures	12
Section 9 – Public Hearings	13
Section 10 – Considerations for Decision	13
Section 11 – Decision Process and Permit	15
Section 12 – Action by Duly Authorized Agent.....	22
Section 13 – Bond and Insurance	22
Section 14 - Enforcement	23
Section 15 - Amendments.....	24
Section 16 – Appeals.....	25
Section 17 – Conflict and Severance	25
Section 18 – Other Permits	26
Section 19 – Application Fees	26
Section 20 – Effective Date of Regulations	28

Section 1 -- Title and Authority

- 1.1 The inland wetlands and watercourses of the State of Connecticut are an indispensable and irreplaceable but fragile natural resource with which the citizens of the state have been endowed. The wetlands and watercourses are an interrelated web of nature essential to an adequate supply of surface and underground water; to hydrological stability and control of flooding and erosion; to the recharging and purification of groundwater; and to the existence of many forms of animal, aquatic and plant life. Many inland wetlands and watercourses have been destroyed or are in danger of destruction because of unregulated use by reason of the deposition, filling or removal of material, the diversion or obstruction of water flow, the erection of structures and other uses, all of which have despoiled, polluted and eliminated wetlands and watercourses. Such unregulated activity has had, and will continue to have, a significant, adverse impact on the environment and ecology of the state of Connecticut and has and will continue to imperil the quality of the environment thus adversely affecting the ecological, scenic, historic and recreational values and benefits of the state for its citizens now and forever more. The preservation and protection of the wetlands and watercourses from random, unnecessary, undesirable and unregulated uses, disturbance or destruction is in the public interest and is essential to the health, welfare and safety of the citizens of the state. It is, therefore, the purpose of these regulations to protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution; maintaining and improving water quality in accordance with the highest standards set by federal, state or local authority; preventing damage from erosion, turbidity or siltation; preventing loss of fish and other beneficial aquatic organisms, wildlife and vegetation and the destruction of the natural habitats thereof; deterring and inhibiting the danger of flood and pollution; protecting the quality of wetlands and watercourses for their conservation, economic, aesthetic, recreational and other public and private uses and values; and protecting the state's potable fresh water supplies from the dangers of drought, overdraft, pollution, misuse and mismanagement by providing an orderly process to balance the need for the economic growth of the state and the use of its land with the need to protect its environment and ecology in order to forever guarantee to the people of the state, the safety of such natural resources for their benefit and enjoyment and for the benefit and enjoyment of generations yet unborn.
- 1.2 These regulations shall be known as the "Inland Wetlands and Watercourses Regulations of the Town of Newington."
- 1.3 The Conservation Commission of the Town of Newington was established in accordance with an ordinance adopted March 2, 1973 and shall implement the purposes and provisions of these regulations and the Inland Wetlands and Watercourses Act in the Town of Newington.
- 1.4 These regulations have been adopted and may be amended, from time to time, in accordance with the provisions of the Inland Wetlands and Watercourses Act and these regulations.
- 1.5 The Agency shall enforce the Inland Wetlands and Watercourses Act and shall issue, issue with terms, conditions, limitations or modifications, or deny permits for all regulated activities in the Town of Newington pursuant to sections 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes, as amended.

Section 2 - Definitions

2.1 As used in these regulations:

"Act" means the Inland Wetlands and Watercourses Act, sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, as amended.

"Agency" means the Conservation Commission of the Town of Newington.

"Bogs" are watercourses distinguished by evergreen trees and shrubs underlain by peat deposits, poor drainage, and highly acidic conditions.

"Clear-cutting" means the harvest of timber in a fashion which removes all trees down to a two inch diameter at breast height.

"Commissioner of Environmental Protection" means the commissioner of the State of Connecticut Department of Environmental Protection (DEP).

"Continual flow" means a flow of water which persists for an extended period of time; this flow may be interrupted during periods of drought or during the low flow period of the annual hydrological cycle, June through September, but it recurs in prolonged succession.

"Deposit" includes, but shall not be limited to fill, grade, dump, place, discharge or emit.

"Discharge" means emission of any water, substance, or material into waters of the state whether or not such substance causes pollution.

"Essential to the farming operation" means that the proposed activity is necessary and indispensable to sustain farming activities on the farm.

"Farming" shall be consistent with the definition as noted in section 1-1(q) of the Connecticut General Statutes.

"Feasible" means able to be constructed or implemented consistent with sound engineering principles.

"License" means the whole or any part of any permit, certificate of approval or similar form of permission which may be required of any person by the provisions of sections 22a-36 to 22a-45, inclusive.

[LOW IMPACT DEVELOPMENT TECHNIQUES – The application of site design and stormwater management (such as, but not limited to, infiltration of rainwater, treatment of stormwater runoff, and runoff attenuation) in order to mimic the hydrologic conditions associated with an undeveloped site. Such techniques may be found in the Low Impact Development and Stormwater Manual for the Town of Newington (2013, as amended), the Connecticut Stormwater Quality Manual (2004, as amended), the Low Impact Development Appendix to the Connecticut Stormwater Quality Manual (2011, as amended), or other sources acceptable to the Commission.]

"Management practice" means a practice, procedure, activity, structure or facility designed to prevent or minimize pollution or other environmental damage or to maintain or enhance existing environmental quality. Such management practices include, but are not limited to: erosion and sedimentation controls; restrictions on land use or development; construction setbacks from wetlands or watercourses; proper disposal of waste materials; procedures for equipment maintenance to prevent fuel spillage; construction methods to prevent flooding or disturbance of wetlands and watercourses; procedures for maintaining continuous stream flows; confining construction that must take place in watercourses to times when water flows are low and fish and wildlife will not be adversely affected.

"Marshes" are watercourses that are distinguished by the absence of trees and shrubs and the dominance of soft-stemmed herbaceous plants. The water table in marshes is at or above the ground surface throughout the year and areas of open water six (6) inches or more in depth are common, but seasonal water table fluctuations are encountered.

"Material" means any substance, solid or liquid, organic or inorganic, including but not limited to: soil, sediment, aggregate, land, gravel, clay, bog, peat, mud, debris, sand, refuse or waste.

"Municipality" means the Town of Newington.

"Nurseries" means places where plants are grown for sale, transplanting and or experimentation.

"Permit" see license.

"Permittee" means the person to whom a permit has been issued.

"Person" means any person, firm, partnership, association, corporation, limited liability company, company, organization or legal entity of any kind, including municipal corporations, governmental agencies or subdivisions thereof.

"Pollution" means harmful thermal effect or the contamination or rendering unclean or impure of any waters of the state by reason of any waste or other materials discharged or deposited therein by any public or private sewer or otherwise so as directly or indirectly to come in contact with any waters. This includes, but is not limited to, erosion and sedimentation resulting from any filling, land clearing or excavation activity.

"Prudent" means economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean an alternative is imprudent.

"Regulated activity" means any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, but shall not include the specified activities in section 22a-40 of the Connecticut General Statutes. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing or removing of material and discharging of storm water on the land within one hundred

(100) feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity. The Agency may rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses and is a regulated activity.

"Remove" includes, but shall not be limited to, drain, excavate, mine, dig, dredge, suck, bulldoze, dragline or blast.

"Rendering unclean or impure" means any alteration of the physical, chemical or biological properties of any waters of the state, including, but not limited to, change in odor, color, turbidity or taste.

"Significant impact" means any activity, including, but not limited to, the following activities which may have a major effect:

- 1..... Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on wetlands or watercourses outside the area for which the activity is proposed.
- 2..... Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system.
- 3..... Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions.
- 4..... Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse.
- 5..... Any activity which causes a substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse.
- 6..... Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse.
- 7..... Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

"Soil scientist" means an individual duly qualified in accordance with standards set by the federal Office of Personnel Management.

"Submerged lands" means those lands which are inundated by water on a seasonal or more frequent basis.

"Swamps" are watercourses that are distinguished by the dominance of wetland trees and shrubs.

"Town" means the Town of Newington.

"Upland review area" means the area of land within one hundred (100) feet measured horizontally from the boundary of any wetland or watercourse. (See also Regulated Activity.)

"Waste" means sewage or any substance, liquid, gaseous, solid or radioactive, which may pollute or tend to pollute any of the wetlands or watercourses of the Town.

"Watercourses" means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

"Wetlands" means land, including submerged land as defined in this section, not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture (USDA). Such areas may include filled, graded, or excavated sites which possess an aquic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

Section 3 – Inventory of Inland Wetlands and Watercourses

- 3.1 The map of wetlands and watercourses entitled "Inland Wetlands and Watercourses Map, Newington, Connecticut" delineates the general location and boundaries of inland wetlands and the general location of watercourses. Copies of this map are available for inspection at the office of the Town Clerk or the Agency. In all cases, the precise location of regulated areas shall be determined by the actual character of the land, the distribution of wetland soil types and location of watercourses. The Agency may use aerial photography, remote sensing imagery, resource mapping, soils maps, site inspection observations or other information in determining the location of the boundaries of wetlands and watercourses.
- 3.2 Any person who disputes the designation of any part of his or her land as a regulated area on the Inland Wetlands and Watercourses Map, may petition the Agency to change the designation in accordance with section 15 of these regulations. All petitions for a map change shall be submitted in writing and shall include all relevant facts and circumstances which support the change. The petitioner shall provide proof that the designation is inapplicable. The Agency may require such an owner to provide an accurate delineation of regulated areas in accordance with section 15 of these regulations.
- 3.3 The Agency shall maintain a current inventory of regulated areas within the town. The Agency may amend its map as more accurate information becomes available.
- 3.4 All map amendments are subject to the public hearing process outlined in section 15 of these regulations.

Section 4 – Permitted Uses as of Right and Non-regulated Uses

4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:

- a. grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three (3) acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this subsection shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, or the mining of top soil, peat, sand, gravel or similar material from wetlands or watercourses for the purposes of sale;
- b. a residential home (i) for which a building permit has been issued or (ii) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by the Town of Newington Planning and Zoning Commission as of the effective date of promulgation of the municipal regulations pursuant to subsection (b) of section 22a-42a of the Connecticut General Statutes, or as of July 1, 1974, which ever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subsection unless the building permit was obtained on or before July 1, 1987;
- c. boat anchorage or mooring;
- d. uses incidental to the enjoyment or maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in Newington. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material from or into a wetland or watercourse, or diversion or alteration of a watercourse;
- e. construction and operation, by water companies as defined by section 16-1 of the Connecticut General Statutes or by municipal water supply systems as provided for in Chapter 102, of the Connecticut General Statutes, of dams, reservoirs and other facilities necessary to the impounding, storage and withdrawal of water in connection with public water supplies except as provided in sections 22a-401 and 22a-403, of the Connecticut General Statutes; and
- f. maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to section 22a-42a of the Connecticut General Statutes or July 1, 1974, which ever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subsection, "maintenance" means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place.

4.2 The following operations and uses shall be permitted as nonregulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:

- a. conservation of soil, vegetation, water, fish, shellfish, and wildlife; and
- b. outdoor recreation including the use of play and sporting areas, golf courses, field trials, nature study, hiking, horseback riding, swimming, skin and scuba diving, camping, boating, water skiing, trapping, hunting, fishing and shell fishing where otherwise legally permitted and regulated.

- 4.3 All activities in wetlands or watercourses involving filling, excavating, dredging, clear cutting, clearing, or grading or any other alteration or use of a wetland or watercourse not specifically permitted by this section and otherwise defined as a regulated activity by these regulations shall require a permit from the Agency in accordance with section 6 of these regulations, or for certain regulated activities located outside of wetlands and watercourses from the duly authorized agent in accordance with section 12 of these regulations.
- 4.4 To carry out the purposes of this section, any person proposing a permitted operation and use or non-regulated operation and use shall, prior to commencement of such operation or use, notify the Agency on a form provided by it, and provide the Agency with sufficient information to enable it to properly determine that the proposed operation and use is a permitted or non-regulated use of the wetland or watercourse. The Agency shall rule that the proposed operation and use or portion of it is a permitted or non-regulated operation and use or that the proposed operation and use is a regulated activity and a permit is required.

Section 5 – Activities Regulated Exclusively by the Commissioner of Environmental Protection

- 5.1 The Commissioner of Environmental Protection shall have exclusive jurisdiction over regulated activities in or affecting wetlands or watercourses, undertaken by any department, agency or instrumentality of the State of Connecticut, except any local or regional board of education, pursuant to sections 22a-39 or 22a-45a of the Connecticut General Statutes.
- 5.2 The Commissioner of Environmental Protection shall have exclusive jurisdiction over tidal wetlands designated and regulated pursuant to sections 22a-28 through 22a-35 of the Connecticut General Statutes, as amended.
- 5.3 The Commissioner of Environmental Protection shall have exclusive jurisdiction over activities authorized under a dam repair or removal order issued by the Commissioner of Environmental Protection under section 22a-402 of the Connecticut General Statutes or a permit issued by the Commissioner of Environmental Protection under sections 22a-403 of the Connecticut General Statutes. Any person receiving such dam repair or removal order or permit shall not be required to obtain a permit from a municipal wetlands agency for any action necessary to comply with said dam order or to carry out the activities authorized by said permit.
- 5.4 The Commissioner of Environmental Protection shall have exclusive jurisdiction over the discharge of fill or dredged materials into the wetlands and watercourses of the state pursuant to section 401 of the Federal Clean Water Act, as amended, for activities regulated by the U.S. Army Corps of Engineers under section 404 of the Federal Clean Water Act.

Section 6 – Regulated Activities to be Licensed

- 6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Conservation Commission of the Town of Newington.

- 6.2 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Agency, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

Section 7 – Application Requirements

- 7.1 Any person intending to conduct a regulated activity or to renew or amend a permit to conduct such activity, shall apply for a permit on a form provided by the Agency. The application shall contain the information described in this section and any other information the Agency may reasonably require. Application forms may be obtained in the office of the Town Engineer.
- 7.2 If an application to the Town of Newington Planning and Zoning Commission for subdivision or resubdivision of land involves land containing a wetland or watercourse, the applicant shall, in accordance with section 8-3(g), 8-3c, or 8-26, as applicable, of the Connecticut General Statutes, submit an application for a permit to the Agency in accordance with this section, no later than the day the application is filed with such planning and zoning commission.
- 7.3 The application shall contain such information as is necessary for a fair and informed determination thereon by the Agency.
- 7.4 A prospective applicant may request the Agency to determine whether or not a proposed activity involves a significant impact activity.
- 7.5 All applications shall include the following information in writing or on maps or drawings:
- a. the applicant's name, home and business mailing addresses and telephone numbers; if the applicant is a Limited Liability Corporation or a Corporation the managing member's or responsible corporate officer's name, address, and telephone number;
 - b. the owner's name, mailing address and telephone number and written consent of *[signed by]* the land owner if the applicant is not the owner of the land upon which the subject activity is proposed;
 - c. the applicant's interest in the land;
 - d. the geographical location of the land which is the subject of the proposed activity and a description of the land in sufficient detail to allow identification of the inland wetlands and watercourses, the area(s) (in acres or square feet) of wetlands or watercourses to be disturbed, soil type(s), and wetland vegetation;
 - e. the purpose and a description of the proposed activity and proposed erosion and sedimentation controls and other management practices and mitigation measures *[, such as low impact development techniques]* which may be considered as a condition of issuing a permit for the proposed regulated activity. *[Such management practices and mitigation measure include including]*, but *[are]* not limited to, measures to~~of~~: (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality,

or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;

..... The following is the revision to the format of the above numbered items showing them as a list:

[

- (1) prevent or minimize pollution or other environmental damage,
- (2) maintain or enhance existing environmental quality, or
- (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;]

- f..... alternatives, *[including low impact development techniques,]* which would cause less or no environmental impact to wetlands or watercourses and why the alternative as set forth in the application was chosen; all such alternatives shall be diagramed on a site plan or drawing;
- g..... a site plan showing the proposed activity and existing and proposed conditions in relation to wetlands and watercourses and identifying any further activities associated with, or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses;
- h..... names and mailing addresses of adjacent land owners;
- i..... statement by the applicant that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information;
- j..... authorization for the members and agents of the Agency to inspect the subject land, at reasonable times, during the pendency of an application and for the life of the permit;
- k..... a completed *[DEEP] DEP* reporting form; the Agency shall revise or correct the information provided by the applicant and submit the form to the Commissioner of Environmental Protection in accordance with section 22a-39-14 of the Regulations of Connecticut State Agencies;
- l..... any other information the Agency deems necessary to the understanding of what the applicant is proposing; and
- m..... submission of the appropriate filing fee based on the fee schedule established in section 19 of these regulations.

- 7.6 At the discretion of the Agency or its duly authorized agent, or when the proposed activity involves a significant impact, additional information, based on the nature and anticipated effects of the activity, including but not limited to the following, is required:
- a. site plans for the proposed activity and the land which will be affected thereby which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and uses of wetlands and watercourses, and other pertinent features of the land and the proposed activity, prepared by a professional engineer, land surveyor, architect or landscape architect licensed by the state of Connecticut, or by such other qualified person;

Notes:

1. Each professional shall seal the original mylar sheet(s) for which he/she has made contribution.

2. The Agency may waive the requirement of the plan being prepared by a professional when the application addresses a single residential lot.

- b. engineering reports and analyses and additional drawings to fully describe the proposed activity including any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan;
- c. mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U.S. Natural Resources Conservation Service; the wetlands shall be delineated in the field by a soil scientist and the soil scientist's field delineation shall be depicted on the site plans;
- d. a description of the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed activity on these communities and wetland functions;
- e. a description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application and each alternative which would cause less or no environmental impact to wetlands or watercourses and a description of why each alternative considered was deemed neither feasible nor prudent;
- f. analysis of chemical or physical characteristics of any fill material; and
- g. management practices and other measures designed to mitigate the impact of the proposed activity.

7.7 The applicant shall certify whether:

- a. any portion of the property on which the regulated activity is proposed is located within five hundred (500) feet of the boundary of an adjoining municipality;
- b. traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- c. sewer or water drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality; and/or
- d. water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

7.8 The original and eleven (11) copies of all application materials (except for two (2) sets of drainage computations) shall be submitted to comprise a complete application unless an applicant is otherwise directed, in writing, by the Agency.

7.9 Any application to renew or amend an existing permit shall be filed with the Agency in accordance with section 8 of these regulations at least sixty-five (65) days prior to the expiration date of the permit. Any application to renew or amend such an existing permit shall contain the information required under section 7 of these regulations provided:

- a. the application may incorporate the documentation and record of the prior application;
- b. the application shall describe the extent of work completed at the time of filing and the schedule for completing the activities authorized in the permit;
- c. the application shall state the reason why the authorized activity was not initiated or completed within the time specified in the permit;
- d. the application shall describe any changes in facts or circumstances involved with or affecting wetlands or watercourses or use of the land for which the permit was issued;

- e. the Agency may, prior to the expiration of a permit, accept an untimely application to renew such permit if the authorized activity is ongoing and allow the continuation of work beyond the expiration date if, in its judgement, the permit is likely to be renewed and the public interest or environment will be best served by not interrupting the activity.
- 7.10 Any application to renew a permit shall be granted upon request of the permit holder unless the Agency finds that there has been a substantial change in circumstances which requires a new permit application or an enforcement action has been undertaken with regard to the regulated activity for which the permit was issued provided no permit may be valid for more than ten (10) years.

Section 8 – Application Procedures

- 8.1 All petitions, applications, requests or appeals shall be submitted to the Conservation Commission of the Town of Newington.
- 8.2 The Agency shall, in accordance with Connecticut General Statutes section 8-7d(f), notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site in which:
- a. any portion of the property affected by a decision of the Agency is within five hundred (500) feet of the boundary of the adjoining municipality;
 - b. a significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
 - c. a significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; and/or
 - d. water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality.
- Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan.
- 8.3 When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in section 16-1 of the Connecticut General Statutes, the applicant shall provide written notice of the application to the water company provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is made and with the inland wetlands agency of such municipality. Such notice shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of the application. The water company, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the Agency.
- 8.4 The date of receipt of a petition, application, request or appeal shall be the day of the next regularly scheduled meeting of the Agency, immediately following the day of submission to the Agency or its agent of such petition, application, request or appeal or thirty-five (35) days after such submission, whichever is sooner. At that time the application will be assigned a file number.

- 8.5 At any time during the review period, the applicant shall provide such additional information as the Agency may reasonably require. Requests for such additional information shall not stay the time limitations as set forth in subsection 11.2 of these regulations.
- 8.6 All applications shall be open for public inspection.
- 8.7 Incomplete applications may be denied.

Section 9 – Public Hearings

- 9.1 The inland wetlands Agency shall not hold a public hearing on an application unless (1) the inland wetlands Agency determines that the proposed activity may have a significant impact on wetlands or watercourses, (2) a petition signed by at least twenty-five (25) persons who are eighteen (18) years of age or older and who reside in the Town of Newington requesting a hearing is filed with the Agency not later than fourteen (14) days after the date of receipt of such application, or (3) the Agency finds that a public hearing regarding such application would be in the public interest. The Agency may issue a permit without a public hearing provided no petition provided for in this section is filed with the Agency on or before the fourteenth (14th) day after the date of receipt of the application. Such hearing shall be held no later than sixty-five (65) days after the receipt of such application. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing any person or persons may appear and be heard.
- 9.2 Notice of the public hearing shall be published at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the date set for the hearing in a newspaper having a general circulation in Newington.

Section 10 – Considerations for Decision

- 10.1 The Agency may consider the following in making its decision on an application:
- a. The application and its supporting documentation.
 - b. Reports from other agencies and commissions including but not limited to the Town of Newington:
 - 1. Planning and Zoning Commission
 - 2. Building Official
 - 3. Health Officer
 - c. The Agency may also consider comments on any application from the Hartford County Soil and Water Conservation District, the Capitol Region Council of Governments or other regional organizations (i.e. Council of Elected Officials); agencies in adjacent municipalities which may be affected by the proposed activity, or other technical agencies or organizations which may undertake additional studies or investigations.
 - d. Non-receipt of comments from agencies and commissions listed in subsections 10.1.b and c above within the prescribed time shall neither delay nor prejudice the decision of the Agency.

e.....For an application for which a public hearing is held, public comments, evidence and testimony.

10.2 In carrying out the purposes and policies of sections 22a-36 through 22a-45, inclusive, of the Connecticut General Statutes, including matters relating to regulating, licensing and enforcing of the provisions thereof, the Agency shall take into consideration all relevant facts and circumstances, including but not limited to:

- a.....the environmental impact of the proposed regulated activity on wetlands or watercourses;
- b.....the applicant's purpose for, and any feasible and prudent alternatives to, the proposed regulated activity which alternatives would cause less or no environmental impact to wetlands or watercourses [*such alternatives may include low impact development techniques*];
- c.....the relationship between the short term and long term impacts of the proposed regulated activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses;
- d.....irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures[, *including low impact development techniques,*] which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources;
- e.....the character and degree of injury to, or interference with, safety, health or the reasonable use of property which is caused or threatened by the proposed regulated activity; and
- f.....impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.

10.3 In the case of an application which received a public hearing pursuant to a finding by the Agency that the proposed activity may have a significant impact on wetlands or watercourses, a permit shall not be issued unless the Agency finds on the basis of the record that a feasible and prudent alternative does not exist. In making this finding the Agency shall consider the facts and circumstances set forth in subsection 10.2 of these regulations. The finding and the reasons therefore shall be stated on the record in writing.

10.4 In the case of an application which is denied on the basis of a finding that there may be feasible and prudent alternatives to the proposed regulated activity which have less adverse impact on wetlands or watercourses, the Agency shall propose on the record in writing the types of alternatives [*such as low impact development techniques*] which the applicant may investigate provided this subsection shall not be construed to shift the burden from the applicant to prove that he is entitled to the permit or to present alternatives to the proposed regulated activity.

- 10.5 For purposes of this section, (1) "wetlands or watercourses" includes aquatic, plant or animal life and habitats in wetlands or watercourses, and (2) "habitats" means areas or environments in which an organism or biological population normally lives or occurs.
- 10.6 The Agency shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on the basis of an impact or effect on aquatic, plant, or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.
- 10.7 In reaching its decision on any application after a public hearing, the Agency shall base its decision on the record of that hearing. Documentary evidence or other material not in the hearing record shall not be considered by the Agency in its decision.

Section 11 – Decision Process and Permit

- 11.1 The Agency, or its duly authorized agent acting pursuant to section 12 of these regulations, may, in accordance with section 10 of these regulations, grant the application as filed or grant it upon other terms, conditions, limitations or modifications of the regulated activity designed to carry out the purposes and policies of the Act, or deny the application. Such terms may include any reasonable measures which would mitigate the impacts of the regulated activity and which would (a) prevent or minimize pollution or other environmental damage, (b) maintain or enhance existing environmental quality, or (c) in the following order of priority: restore, enhance and create productive wetland or watercourse resources.
- 11.2 No later than sixty-five (65) days after receipt of an application, the Agency may hold a public hearing on such application. At such hearing any person or persons may appear and be heard and may be represented by agent or attorney. The hearing shall be completed within thirty-five (35) days of its commencement. Action shall be taken on applications within thirty-five (35) days after completion of a public hearing. In the absence of a public hearing, action shall be taken on applications within sixty-five (65) days from the date of receipt of the application. The applicant may consent to one or more extensions of the periods specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw the application. The failure of the Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. An application deemed incomplete by the Agency shall be withdrawn by the applicant or denied by the Agency.
- 11.3 The Agency shall state upon the record the reasons and basis for its decision.
- 11.4 The Agency shall notify the applicant and any person entitled to such notice of its decision within fifteen (15) days of the date of the decision by certified mail, return receipt requested, and the Agency shall cause notice of its order in the issuance or denial of the permit, to be published in a newspaper having general circulation in Newington. In any case in which such notice is not published within such fifteen (15) day period, the applicant may provide for the publication of such notice within ten (10) days thereafter.
- 11.5 If an activity authorized by an inland wetland permit also involves an activity which requires a zoning or subdivision approval, special zoning permit, or variance or special exception, under section 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes, the

Agency shall file a copy of the decision and report on the application with the Town of Newington Planning and Zoning Commission within fifteen (15) days of the date of the decision thereon.

- 11.6 Any permit issued by the Agency for the development of land for which an approval is required under section 8-3, 8-25 or 8-26 of the Connecticut General Statutes shall be valid for five (5) years provided the Agency may establish a specific time period within which any regulated activity shall be conducted. Any permit issued by the Agency for any other activity shall be valid for not less than two (2) years and not more than five (5) years.
- 11.7 No permit issued by the Agency shall be assigned or transferred without the written permission of the Agency.
- 11.8 If a bond or insurance is required in accordance with section 13 of these regulations, the Agency may withhold issuing the permit until such bond or insurance is provided.
- 11.9 General provisions in the issuance of all permits:
- a. The Agency has relied in whole or in part on information provided by the applicant and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
 - b. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Newington, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state, and municipal laws or regulations pertinent to the subject land or activity.
 - c. If the activity authorized by the Agency's permit also involves an activity which requires zoning or subdivision approval, special permit, variance or special exception under section 8-3(g), 8-3c, or 8-26 of the Connecticut General Statutes, no work pursuant to the wetland permit may begin until such approval is obtained.
 - d. In constructing the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
- 11.10 The Agency shall grant a permit subject to conditions:
- a. The following conditions 1. through 11. shall be required conditions of each permit issued by the Agency:
 - 1. This permit shall be valid for sixty (60) months from the date of this action.
 - 2. This PERMIT SHALL AUTOMATICALLY EXPIRE if the proposed work has not been completed within two (2) years of the date site improvement commences or at the expiration of this PERMIT unless the Commission shall have previously extended this permit.
 - 3. Permits are not transferable without the prior written consent of the Agency.

4. FAILURE TO COMPLY WITH ANY CONDITION REQUIRED BY THIS PERMIT SHALL AUTOMATICALLY REVOKE THIS PERMIT AND SUBJECT THE APPLICANT, HEIRS, SUCCESSORS AND ASSIGNS TO THE ENFORCEMENT AUTHORITY OF THE COMMISSION.
 5. All conditions listed on this permit must be printed on the approved plan(s) within six (6) months of the report issued by the Commission. The annotated plan(s) must be presented to the Commission for signature by the Chairman within six (6) months of the report issued by the Commission; otherwise this permit is null and void.
 6. Applicant will incorporate the "Official Notification of Action" onto original tracings.
 7. When the actual field conditions differ from those asserted by the approved plans, the Town Engineer in consultation with the Chairperson may direct that certain modifications or amendments be made to accomplish the intent of this permit.
 8. No regulated activity within the designated wetlands, watercourses, and/or buffer area shall be performed on the site until all soil and erosion control measures are installed in accordance with the plans and approved by the Town Engineer.
 9. The Agency has relied in whole or in part on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.
 10. All permits issued by the Agency are subject to and do not derogate any present or future rights or powers of the Agency or the Town of Newington, and convey no rights in real estate or material nor any exclusive privileges, and are further subject to any and all public and private rights and to any federal, state and municipal laws or regulations pertinent to the subject land or activity.
 11. In conducting the authorized activities, the permittee shall implement such management practices consistent with the terms and conditions of the permit as needed to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands and watercourses.
- b.....One (1) or more of the following conditions 12. through 43. may be required conditions of each permit issued by the Agency:
12. Hay bales or silt fencing may be used for sedimentation control.

13. All excess native soils, materials and natural debris generated from land preparation activity shall be removed from the property and disposed in accordance with law.
14. All areas disturbed by construction activities shall be stabilized by restoring grass cover. These plans shall show seeding details, both temporary and permanent. The information must include site treatment and preparation, seed mixtures, rates, dates and mulching materials. The disturbed areas shall be covered before the onset of winter, either by seeding permanent turf grass, installing sod or hydroseeding, on a properly prepared surface prior to October 15th. If that is not possible, temporary seeding shall be done prior to November 1st of the calendar year with permanent cover to be provided the following spring.
15. Prior to the Chairman signing this plan(s), the applicant shall provide written proof that the following requirements have been met:
 - a. All drainage rights required from an abutting property owner to allow the discharge of surface runoff from the site into water course along with rights to maintain said drainage facilities.
 - b. All right of way easements necessary to complete the approved project.
 - c. An Indemnification Agreement executed with the Town of Newington holding the Town harmless from any claim(s) arising from the granting of this permit.
 - d. Prior to issuance of a Certificate of Occupancy, the applicant will submit to the Commission, written certification signed by a Connecticut Licensed Professional Engineer confirming that all required drainage improvements have been installed in accordance with the approved plan(s).
16. Any document proposing a Conservation Easement is to be submitted to the Town Engineer for review and shall be recorded in the Town Land Records by the applicant prior to the commencement of any activity on the site.
17. Subdivision plan(s) or site plan(s) shall show the limits of any Conservation Easement as well as the following note: "No Intrusion into a Conservation Easement is allowed without a Permit issued by the Newington Conservation Commission."
18. All Conservation Easements shall be pinned on the site to define its limits in confirmation with the approved plan.

Note: the above document(s) shall be filed in the Land Records, Town of Newington prior to the signing of the approved plans.

19. The deed of any lot/subject or land parcel which contains or is adjacent to a Conservation Easement shall contain a restriction, noting that the property is in or near a Conservation Easement, which has been pinned to show such easement and that no activity shall take place within the easement except after application to the Newington Conservation Commission and their issuance of a permit.
20. Any lot(s) abutting the Conservation Easement shall have the adjacent areas planted with vegetation approved by the Commission as appropriate to attract, encourage or support wildlife.
21. No construction or installation work shall be performed on the site until the Town Engineer has received written certification from a Connecticut licensed land surveyor that:
 - a. No clearing has occurred on the site except in accordance with the approved plan.
 - b. All soil and erosion control measures are completed in accordance with the approved plan.
22. All drainage structures (catch basins or special) are to be cleaned and maintained on an annual basis by the applicant, its heirs, successors and or assigns.
23. Swales created between residential lots are to be lined with non-erosive materials such as sod.
24. These plans shall show erosion control measures for all proposed cut slopes, both during construction and the method to be used for permanent bank stabilization thereafter.
25. All embankment slopes shall be no greater than 2:1 and shall be stabilized with suitable grass cover.
26. All drainage computations are to be submitted to the Town Engineer for review.
27. All drainage calculations as to the retention capacity of a proposed pond area or retention basin are to be submitted to the Town Engineer for review.
28. Detailed plans for any water channel work and or bridge construction are to be submitted to the Commission for approval prior to any other permit submission.
29. If any water channel improvements proposed by the applicant are not completed as part of this application/permit process, the applicant, or any successor in interest to the premises, shall deposit with the Town of Newington funds in an amount to be determined by the Town Engineer

to guarantee completion of water channel improvements related to this application.

30. Main water courses, including brook beds, are to be cleaned and maintained on an annual basis by the applicant, their heirs, successors and/or assigns.
31. All catch basins structures out letting into a regulated area are to contain trapped outlets with a depth of sump of at least three (3) feet.
32. All catch basins shall have a trapped outlet pipe connecting into a separate main line system.
33. Water quality or other sedimentation control structures shall be provided for any outlet pipe draining into a regulated area.
34. Wetland soils disturbed or impacted by construction activities or in the creation of mitigation area(s) are to be stockpiled on site and used to restore the wetlands back to its original or improved naturalized configuration.
35. Ponds shall be maintained to provide a continual and ongoing water level of a minimum depth of six (6) feet.
36. All main drainage channels shall have a minimum of one (1) foot of rip-rap stone excluding all bedding materials.
37. If any changes should occur in treatment process, temperature of water, or volume of discharge, the applicant shall immediately notify the Commission in writing.
38. Mosquito control and wetland preservation is to be provided after consultation with the Town Engineer.
39. Any future development of land to the (northerly, southerly, easterly, or westerly direction) of the subject site shall require a separate permit.
40. The channel between the upper basin and the retention area to be constructed under this permit shall be lined with grass sod.
41. If an area is to be paved, then a berm shall be installed along the top of the embankment and surface run-off will be discharged into wetland by a closed conduit system with trapped basin(s).
42. The By-laws of the condominium association shall include its responsibility for periodic maintenance and cleaning of the drainage system including all retention basins. Prior to ratification by the condominium association, any proposed by-law change relevant to this permit shall be submitted to the Commission for approval.

43. The applicant's environmental consultant shall provide the following professional services required under this permit:
- a. Supervise the activities associated with construction of the mitigation area to be located in the southeast corner of the property.
 - b. Prior to the issuance of the Certificate of Occupancy, provide written certification that all activities associated with the consideration of the mitigation area are in conformance with the approved plans.
 - c. Monitor the new mitigation area for a period of five (5) years and submit a report to the Commission each year on his/her findings and any work that has to be done.
 - d. Develop a maintenance program to be followed by the Home Owners Associate and approval by the Commission. Said program to be received in Condominium Declaration with the restriction that it cannot be amended without prior approval of the Newington Conservation Commission.

c.....The Commission may impose one (1) or more additional conditions.

Section 12 – Action by Duly Authorized Agent

- 12.1 The Agency may delegate to its duly authorized agent the authority to approve or extend a license for an activity that is not located in a wetland or watercourse when such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses provided such agent has completed the comprehensive training program developed by the Commissioner of Environmental Protection pursuant to section 22a-39 of the Connecticut General Statutes. Requests for such approval shall be made on a form provided by the Agency and shall contain the information listed under subsection 7.5 of these regulations and any other information the Agency may reasonably require. Notwithstanding the provisions for receipt and processing applications prescribed in sections 8, 9 and 11 of these regulations, such agent may approve or extend such an activity at any time.

The following is the suggested revision to Section 12.1 above:

- [12.1 The Agency may delegate to its duly authorized agent the authority to approve or extend a license for an activity that is not located in a wetland or watercourse[, including the installation or maintenance of low impact development techniques,] when[:]*
- a. [Such] ~~provided such~~ agent has completed the comprehensive training program developed by the Commissioner of Environmental Protection pursuant to section 22a-39 of the Connecticut General Statutes.*
 - b. Requests for such approval ~~shall be~~ [are] made on a form provided by the Agency and shall contain the information listed under*

subsection 7.5 of these regulations and any other information the Agency may reasonably require.

- c. [Such] such agent finds that the conduct of such activity would result in no greater than a minimal impact on any wetlands or watercourses,*
- d. Notwithstanding the provisions for receipt and processing applications prescribed in sections 8, 9 and 11 of these regulations, such agent may approve or extend such an activity at any time.*

- 12.2 Any person receiving such approval from such agent shall, within ten (10) days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect. Any person may appeal such decision of such agent to the Agency within fifteen (15) days after the publication date of the notice and the Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three (3) business days after receipt by such Agency or its agent of such appeal. Any person may appear and be heard at the meeting held by the Agency to consider the subject appeal. The Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with section 7 of these regulations.

The following is the suggested revision to Section 12.2 above, separated into four sections:

- [12.2 Any person receiving such approval from such agent shall, within ten (10) days of the date of such approval, publish, at the applicant's expense, notice of the approval in a newspaper having a general circulation in the town wherein the activity is located or will have an effect.*
- 12.3 Any person may appeal such decision of such agent to the Agency within fifteen (15) days after the publication date of the notice and the Agency shall consider such appeal at its next regularly scheduled meeting provided such meeting is no earlier than three (3) business days after receipt by such Agency or its agent of such appeal.*
- 12.4 Any person may appear and be heard at the meeting held by the Agency to consider the subject appeal.*
- 12.5 The Agency shall, at its discretion, sustain, alter, or reject the decision of its agent or require an application for a permit in accordance with section 7 of these regulations.]*

Section 13 – Bond and Insurance

- 13.1 The Agency may require as a permit condition the filing of a bond with such surety in such amount and in a form approved by the Agency.

- 13.2 The bond or surety shall be conditioned on compliance with the provisions of these regulations and the terms, conditions and limitations established in the permit.

Section 14 - Enforcement

- 14.1 The Agency may appoint an agent or agents to act in its behalf with the authority to issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Agency or its duly authorized agent shall take into consideration the criteria for decision under subsection 10.2 of these regulations.
- 14.2 The Agency or its duly authorized agent may make regular inspections, at reasonable hours, of all regulated activities for which permits have been issued with the consent of the property owner or the authorized agent of the owner during the life of the permit.
- 14.3 In the case in which a permit has not been issued or a permit has expired, the Agency or its duly authorized agent may make regular inspections at reasonable hours with the consent of the property owner or the authorized agent of the property owner.
- 14.4 If the Agency or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Agency or its duly authorized agent may:
- a. issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Agency shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in Newington. The original order shall be effective upon issuance and shall remain in effect until the Agency affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended.
 - b. issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Agency, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Agency may request that the individual appear at the next regularly scheduled meeting of the Agency to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in subsection 14.3.a of these regulations or other enforcement proceedings as provided by law.
- 14.5 The Agency may suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking or suspending any permit, the Agency shall issue notice to the

permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The Agency shall hold a hearing to provide the permittee an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. Thereafter the permittee shall be notified of the Agency's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Agency shall publish notice of the suspension or revocation in a newspaper having general circulation in Newington.

Section 15 - Amendments

- 15.1 These regulations and the Inland Wetlands and Watercourses Map for the Town of Newington may be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the Connecticut Department of Environmental Protection, or as new information regarding soils and inland wetlands and watercourses becomes available.
- 15.2 An application filed with the Agency which is in conformance with the applicable inland wetlands regulations as of the date of the receipt of such application shall not be required thereafter to comply with any change in inland wetland regulations, including changes to setbacks and buffers, taking effect on or after the date of such receipt and any appeal from the decision of such Agency with respect to such application shall not be dismissed by the Superior Court on the grounds that such a change has taken effect on or after the date of such receipt. The provisions of this section shall not be construed to apply (1) to the establishment, amendment or change of boundaries of inland wetlands or watercourses or (2) to any change in regulations necessary to make such regulations consistent with the provisions of the Act as of the date of such receipt.
- 15.3 These regulations and the Town of Newington Inland Wetlands and Watercourses Map shall be amended in the manner specified in section 22a-42a of the Connecticut General Statutes, as amended. The Agency shall provide the Commissioner of Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except map amendments, at least thirty-five (35) days before the public hearing on their adoption. A fee schedule shall be adopted by the Agency and incorporated into subsection 19.5 of these regulations.
- 15.4 Petitions requesting changes or amendments to the Inland Wetlands and Watercourses Map, Newington, Connecticut, shall contain at least the following information:
 - a.....the petitioner's name, mailing address and telephone number;
 - b.....the address, or location, of the land affected by the petition;
 - c.....the petitioner's interest in the land affected by the petition;
 - d.....map(s) showing the geographic location of the land affected by the petition and the existing and the proposed wetland(s) and watercourse(s) boundaries on such land in accurate detail together with the documentation supporting such proposed contiguous boundary locations; and
 - e.....the reasons for the requested action.
- 15.5 Any person who submits a petition to amend the Inland Wetlands and Watercourses Map, Newington, Connecticut, shall bear the burden of proof for all requested map amendments. Such proof may include, but is not limited to, professional interpretation of aerial photography and remote sensing imagery, resource mapping, soils mapping, or

other information acceptable to the Agency. If such person is the owner, developer or contract purchaser of the land which is the subject of the petition, or if such person is representing the interests of such an owner, developer or purchaser, in addition to the information required in subsection 15.4 of these regulations, the petition shall include:

- a.....the name, mailing address and telephone number of the owner(s) of such land and owner(s) agent or other representative;
- b.....the names and mailing addresses of the owners of abutting land;
- c.....documentation by a soil scientist of the distribution of wetland soils on said land. Such documentation shall at a minimum include the report of the soil scientist documenting the location of wetland soils on the land and a map of the said land indicating the flag locations set by the soil scientist and defining the boundaries of wetland soil types; and
- d.....map(s) showing any proposed development of the land in relation to existing and proposed wetland and watercourse boundaries.

- 15.6 Watercourses shall be delineated by a soil scientist, geologist, ecologist or other qualified individual.
- 15.7 A public hearing shall be held on petitions to amend the Inland Wetlands and Watercourses Map. Notice of the hearing shall be published in a newspaper having a general circulation in Newington at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the date set for the hearing. All materials including maps and documents relating to the petition shall be open for public inspection.
- 15.8 The Agency shall hold a public hearing on a petition to amend the regulations and the Inland Wetlands and Watercourses Map within sixty-five (65) days after receipt of such petition. The hearing shall be completed within thirty-five (35) days after commencement. The agency shall act upon the changes requested in such petition within sixty-five (65) days after completion of such hearing. At such hearing, any person or persons may appear and be heard and may be represented by agent or attorney. The petitioner may consent to one (1) or more extensions of any period specified in this subsection, provided the total extension of all such periods shall not be for longer than sixty-five (65) days, or may withdraw such petition. Failure of the agency to act within any time period specified in this subsection or any extension thereof, shall not be deemed to constitute approval of the petition.
- 15.9 The Agency shall make its decision and state, in writing, the reasons why the change in the Inland Wetlands and Watercourses Map was made.

Section 16 -- Appeals

- 16.1 Appeal on actions of the Agency shall be made in accordance with the provisions of section 22a-43 of the Connecticut General Statutes, as amended.
- 16.2 Notice of such appeal shall be served upon the Agency and the Commissioner of Environmental Protection by the appellant.

Section 17 -- Conflict and Severance

- 17.1 If there is a conflict among the provisions of these regulations, the provision which imposes the most stringent standards for the use and maintenance of wetlands and watercourses shall govern. The invalidity of any word, clause, sentence, section, part, subsection, subdivision or provision of these regulations shall not affect the validity of any other part which can be given effect without such invalid part or parts.
- 17.2 If there is a conflict between the provisions of these regulations and the provisions of the Act, the provisions of the Act shall govern.

Section 18 – Other Permits

- 18.1 Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Newington, the State of Connecticut or the Government of the United States including any approval required by the Connecticut Department of Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.

Section 19 – Application Fees

- 19.1 All fees required by these regulations shall be submitted to the Agency by certified check or money order payable to the Town of Newington at the time the application is filed with the Agency.
- 19.2 No application shall be granted or approved by the Agency unless the correct application fee is paid in full or unless a waiver has been granted by the Agency pursuant to subsection 19.7 of these regulations.
- 19.3 The application fee is not refundable.
- 19.4 Definitions as used in this section:
- "Residential uses" means activities carried out on property developed for permanent housing or to be developed to be occupied by permanent housing.
- "Commercial uses" means activities carried out on property developed for industry, commerce, trade, recreation, or business or to be developed to be occupied for such purposes, for profit or nonprofit.
- "Other uses" means activities other than residential uses or commercial uses.
- 19.5 Application fees shall be based on the following schedule:

a. Regulated Activities:

Residential Uses.....\$100 Plus \$50/LOT
Plus Fee from Schedule A

Commercial Uses.....\$200 Plus \$100/LOT
Plus Fee from Schedule A

All Other Uses.\$100
Plus Fee from Schedule A

Application for Review by
Duly Authorized Agent.....\$100

Appeal of a Decision by the
Duly Authorized Agent..... \$100

b. Additional fees involving regulated activities:

Significant Activity Fees.....\$250

Public Hearing Fees.....\$250

Supplemental Application Fees.....The Agency may charge additional fees sufficient to cover the cost of reviewing and acting on applications. Such fees may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts. The Agency or the duly authorized agent shall estimate the supplemental application fees, which shall be paid by the applicant by certified check or money order payable to the Town of Newington, within ten (10) days of the applicant's receipt of notice of such estimate. Any portion of the supplemental application fees, in excess of the actual cost, may be refunded to the applicant after a final accounting of the Agency's actual cost has been determined. No license shall be issued until all fees pursuant to this subsection 19.5b are paid.

c. Permitted Uses as of Right and Non-regulated Uses:

Review of Inquiries as to
Permitted Uses as of Right\$100

Review of Inquiries as to
Non-regulated Uses\$100

d. Request to Amend a Regulation.....\$250
(Does not include Notices or Regulation Advisories from DEP)

e. Request to Amend the Wetlands Map.....\$250
Plus Fee from Schedule B

f. Request for Modification of a Permit.....\$100

g. Request for Renewal of a Permit.....\$100

h. Enforcement Compliance Fee.....\$100

i. Department of Environmental Protection Fee.....\$ 60

j. Request for Transfer or Assignment of a Permit.....\$100

k. Insufficient Funds Check Fee.....\$ 50

SCHEDULE A. For the purpose of calculating the permit application fee, the area in SCHEDULE A is the total area of wetlands and watercourses and the upland review area upon which a regulated activity is proposed.

SQUARE FEET of AREA

a. Less than 1,000.....\$100
b. 1,000 to 5,000.....\$350
c. More than 5,000.....\$850

SCHEDULE B. For the purpose of calculating the map amendment petition fee, linear feet in SCHEDULE B is the total length of wetlands and watercourses boundary subject to the proposed boundary change.

LINEAR FEET

a. Less than 500\$50
b. 500 to 1,000.....\$150
c. More than 1,000.....\$400

All fees are non-refundable after assignment of a file number.

- 19.6 Boards, commissions, councils and departments of the Town of Newington are exempt from all fee requirements.
- 19.7 The applicant may petition the Agency to waive or reduce a fee. Such petition shall be in writing and shall state fully the facts and circumstances the Agency should consider in its determination under this subsection. The Agency may waive all or part of the application fee if the Agency determines that the activity applied for would clearly result in a substantial public benefit to the environment or to the public health and safety and the applicant would reasonably be deterred from initiating the activity solely or primarily as a result of the amount of the application fee. The Agency shall state upon the record the basis for all actions taken under this subsection.

Section 20 – Effective Date of Regulations

- 20.1 These regulations are effective upon filing in the office of the Town Clerk and publication of a notice of such filing in a newspaper having general circulation in the Town of Newington.

DRAFT SUGGESTED MOTION
Accessory Apartment at 18 Homecrest Street

January 15, 2014

Petition #60-13

Special Exception (Section 6.13: Accessory Apartment)

18 Homecrest Street

Miguel Braga, owner/applicant; Attorney Jessica Dornales, contact

"I move to approve Petition #60-13: Special Exception (Section 6.13: Accessory Apartment) at 18 Homecrest Street. Miguel Braga, owner/applicant; Attorney Jessica Dornelas, 350 Silas Deane Highway, Wethersfield CT, contact.

FINDINGS:

1. The proposed apartment complies with all of the requirements of Section 6.13.

CONDITIONS:

1. This approval is based on the applicant's representation that the unit is not in a "basement".

Move/ Second										
	Anest	Leggo	Camillo	Aieta	Serra	Sobieski	Hall			
YEA										
NAY										

cc:
file

STAFF REPORT
Kiwanis Flea Market Special Exception

January 15, 2014

Petition #05-14

Special Exception (Section 3.2.8: Charitable and Civic Events)

Newington Municipal Parking Lot

Newington Kiwanis Club, applicant

Description of Petition #05-14:

My understanding is that this is a long-standing event, which has been approved by TPZ several times in the past. As of this writing a formal application has not been filed, but the applicants requested that the public hearing be scheduled promptly so that they remain in compliance with their previous approvals.

Town Planner Comments:

I recommend the public hearing be scheduled for February 12, 2014.

cc:
file



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Craig Minor, Town Planner *CM*
Date: January 14, 2014
Re: Town Planner Report of January 22, 2014

-
1. **Zoning Enforcement Issues Raised at Previous TPZ Meetings:** None.
 2. **Old Performance Bonds held by Town:** Nothing new to report.
 3. **Newington Junction TOD Planning:** The Newington Junction TOD Committee met on January 9, 2014 with the planning consultants from Boston that CRCOG had hired. The consultants presented a series of "master plans" for the area showing a mix of residential and commercial development ranging from low to high density and several new streets. The committee expressed a preference for the medium density concept. The consultants will submit a final report, based on that concept.
 4. **Revision to Sign Regulations:** The Sign subcommittee met on January 15, 2014. The members who were present felt the draft was ready to go to the full TPZ, but it was agreed to let the committee members who were not present have a say in this first.
 5. **Status of "Modern Tire" Appeal:** Nothing new to report.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov